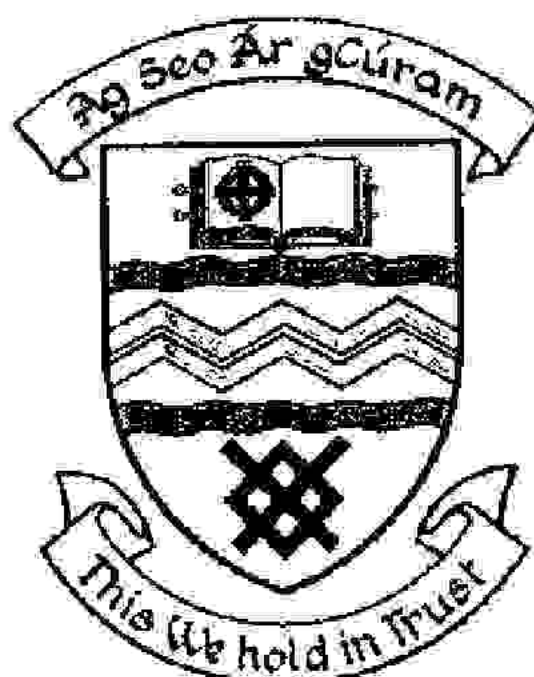


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0418	
1. Location	Within curtilage of Esker, Finnstown, Lucan.		
2. Development	4 bed detached house within curtilage of dwelling		
3. Date of Application	19/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 14/11/2000 2.
4. Submitted by	Name: George & Pat Greene, Address: 91 Hillcrest Drive, Lucan,		
5. Applicant	Name: George & Pat Greene, Address: 91 Hillcrest Drive, Lucan, County Dublin		
6. Decision	O.C.M. No. 0011 Date 08/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0435 Date 21/02/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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George & Pat Greene,
91 Hillcrest Drive,
Lucan,
County Dublin.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0435	Date of Final Grant 21/02/2001
Decision Order Number 0011	Date of Decision 08/01/2001
Register Reference S00A/0418	Date 14/11/00

Applicant George & Pat Greene,

Development 4 bed detached house within curtilage of dwelling

Location Within curtilage of Esker, Finnstown, Lucan.

Floor Area 250.40 Sq Metres

Time extension(s) up to and including

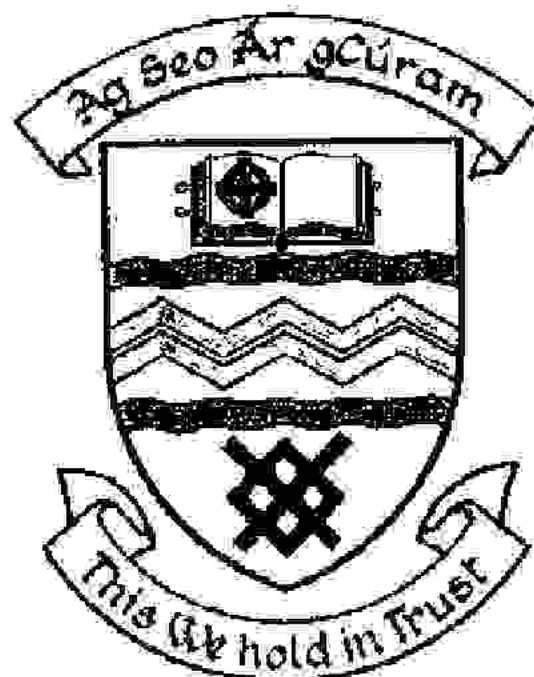
Additional Information Requested/Received /14/11/2000

A Permission has been granted for the development described above,
subject to the following (23) Conditions.

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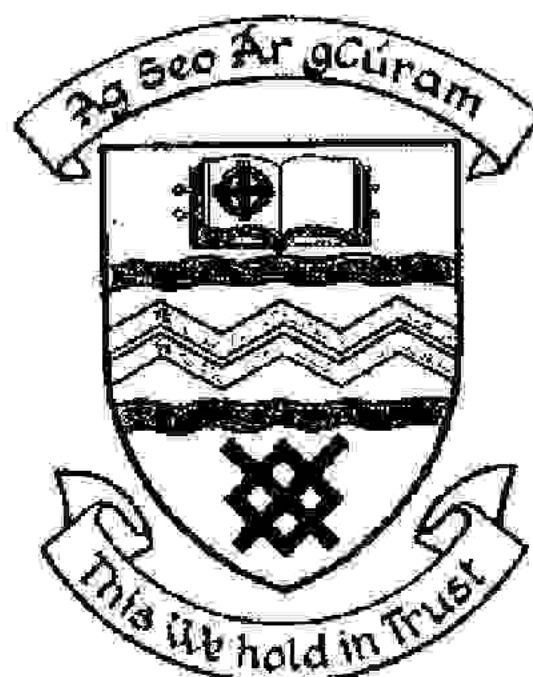
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 14/11/00, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 6 The dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

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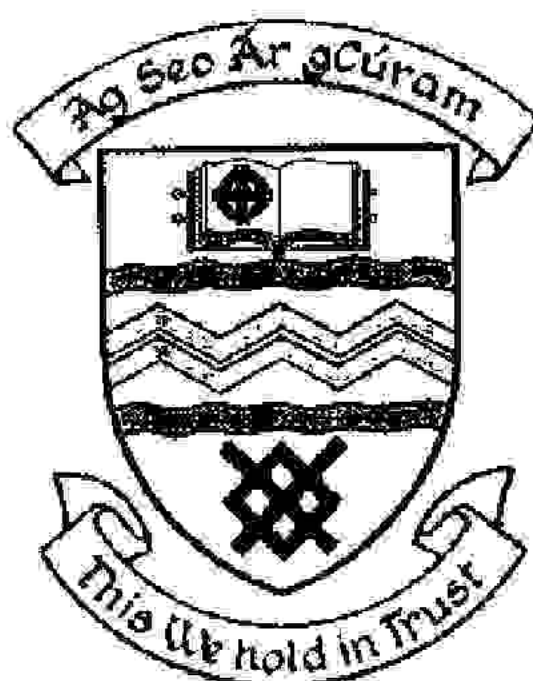
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
 REASON:
 To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That details of landscaping and boundary treatment be submitted to and approved by the Parks Department and work thereon completed prior to occupation of units.
 REASON:
 In the interest of amenity.
- 10 The recommendations of the tree survey from Terence Shaw. Tree services dated the 03/10/00 regarding the existing Monterey Cypress Macrocarpa, located on the site, are to be carried out prior to the commencement of works on the site. Any financial cost incurred in relation to the protection of the existing mature tree shall be at applicant's own expense.
 REASON:
 In the interest of amenity and the proper planning and development of the area.
- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In this regard all surface water drainage to be discharged to public sewer and under no circumstances shall soakways be provided. The applicant shall ensure full and complete separation of foul and surface water sewerage systems.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.

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- 12 Prior to the commencement of development applicant to submit to the Environmental Services Department for written approval, full details of proposed drainage system, including pipe sizes, gradient cover and invert levels up to and including connection to main sewer.

REASON:

In the interest of public health.

- 13 All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interest of public health.

- 14 The proposed development shall comply with part H of the Building Regulations 1997 ensuring adequate capacity for the proposed development in the 150mm diameter sewer to which the foul effluent is proposed to discharge. No more than eight no. houses are to discharge to the 150mm diameter foul sewer.

REASON:

In the interest of public health.

- 15 The proposed development shall not be greater than 46 metres from a hydrant, and 24 hour water storage shall be provided.

REASON:

In the interest of fire safety and the proper planning and development of the area.

- 16 Access to the proposed dwelling shall be located so as not to obstruct the use of the existing bus stop. Footpath and kerb shall be dishd and the new driveway constructed to the satisfaction of the Area Engineer, and the requirements of the Roads Department.

REASON:

In the interest of the proper planning and development of the area.

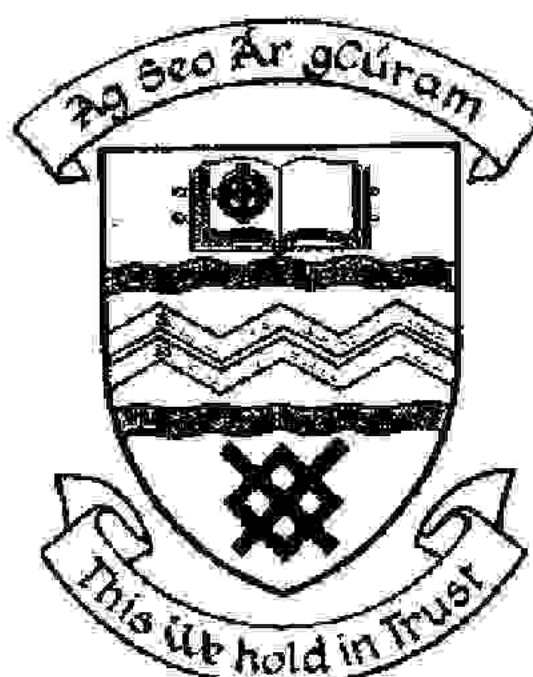
- 17 Prior to the commencement of development full details of proposed boundary treatments shall be submitted for the written agreement of the Parks Department. These proposals shall include a solid bar railing fence slightly short of the property boundary between the site and the public open space to the north. Such a treatment will ensure the retention of the existing hedgerow.

REASON:

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In the interest of amenity and the proper planning and development of the area.

- 18 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 19 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Griffeen Valley Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 20 That a financial contribution in the sum of £100 (one hundred pounds) EUR 127 (one hundred and twenty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

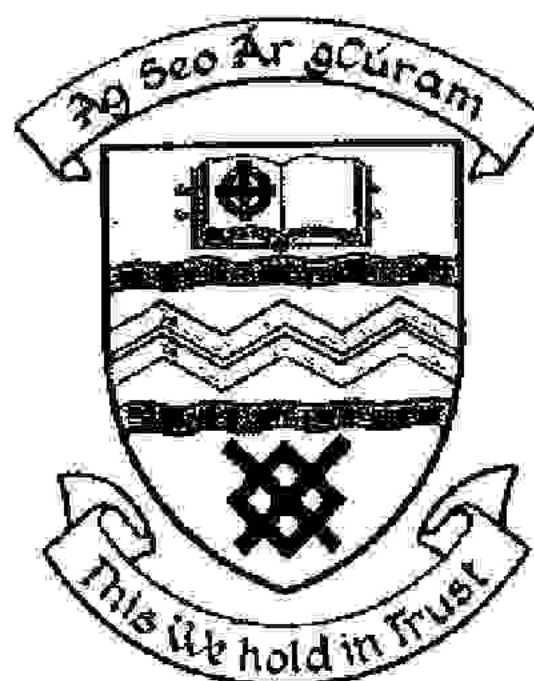
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the

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commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 22 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 23 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

In the interest of the proper planning and development of the area.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

.....26/02/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0418	
1. Location	Within curtilage of Esker, Finnstown, Lucan.		
2. Development	4 bed detached house within curtilage of dwelling		
3. Date of Application	19/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 14/11/2000 2.
4. Submitted by	Name: George & Pat Greene, Address: 91 Hillcrest Drive, Lucan,		
5. Applicant	Name: George & Pat Greene, Address: 91 Hillcrest Drive, Lucan, County Dublin		
6. Decision	O.C.M. No. 0011 Date 08/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0011	Date of Decision 08/01/2001
Register Reference S00A/0418	Date: 19/06/00

Applicant George & Pat Greene,
Development 4 bed detached house within curtilage of dwelling
Location Within curtilage of Esker, Finnstown, Lucan.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /14/11/2000
Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (23) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

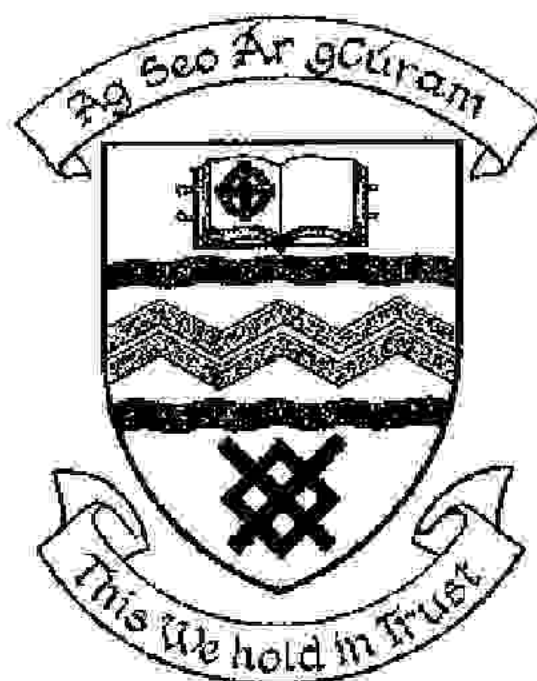
.....*my*..... 08/01/01
for SENIOR ADMINISTRATIVE OFFICER

George & Pat Greene,
91 Hillcrest Drive,
Lucan,
County Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0418

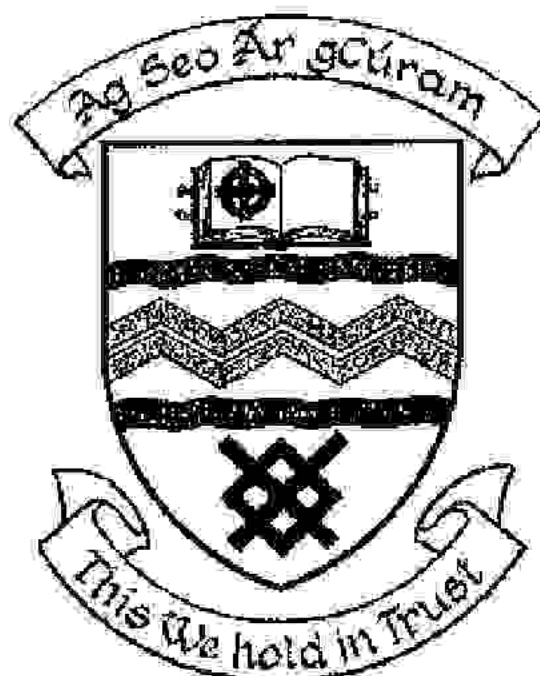
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 14/11/00, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.

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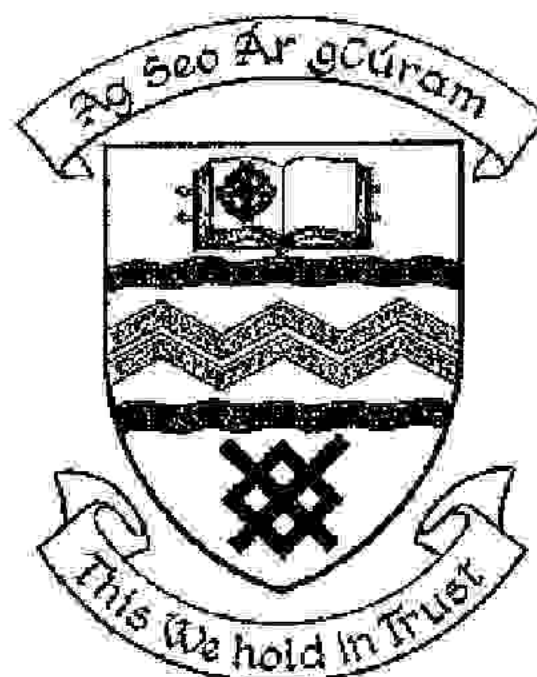
REG. REF. S00A/0418

- 6 The dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 9 That details of landscaping and boundary treatment be submitted to and approved by the Parks Department and work thereon completed prior to occupation of units.
REASON:
In the interest of amenity.
- 10 The recommendations of the tree survey from Terence Shaw. Tree services dated the 03/10/00 regarding the existing Monterey Cypress Macrocarpa, located on the site, are to be carried out prior to the commencement of works on the site. Any financial cost incurred in relation to the protection of the existing mature tree shall be at applicant's own expense.
REASON:
In the interest of amenity and the proper planning and development of the area.

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- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In this regard all surface water drainage to be discharged to public sewer and under no circumstances shall soakways be provided. The applicant shall ensure full and complete separation of foul and surface water sewerage systems.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 12 Prior to the commencement of development applicant to submit to the Environmental Services Department for written approval, full details of proposed drainage system, including pipe sizes, gradient cover and invert levels up to and including connection to main sewer.

REASON:

In the interest of public health.

- 13 All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interest of public health.

- 14 The proposed development shall comply with part H of the Building Regulations 1997 ensuring adequate capacity for the proposed development in the 150mm diameter sewer to which the foul effluent is proposed to discharge. No more than eight no. houses are to discharge to the 150mm diameter foul sewer.

REASON:

In the interest of public health.

- 15 The proposed development shall not be greater than 46 metres from a hydrant, and 24 hour water storage shall be provided.

REASON:

In the interest of fire safety and the proper planning and development of the area.

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REG. REF. S00A/0418

- 16 Access to the proposed dwelling shall be located so as not to obstruct the use of the existing bus stop. Footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, and the requirements of the Roads Department.

REASON:

In the interest of the proper planning and development of the area.

- 17 Prior to the commencement of development full details of proposed boundary treatments shall be submitted for the written agreement of the Parks Department. These proposals shall include a solid bar railing fence slightly short of the property boundary between the site and the public open space to the north. Such a treatment will ensure the retention of the existing hedgerow.

REASON:

In the interest of amenity and the proper planning and development of the area.

- 18 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 19 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Griffeen Valley Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 20 That a financial contribution in the sum of £100 (one hundred pounds) EUR 127 (one hundred and twenty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 22 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

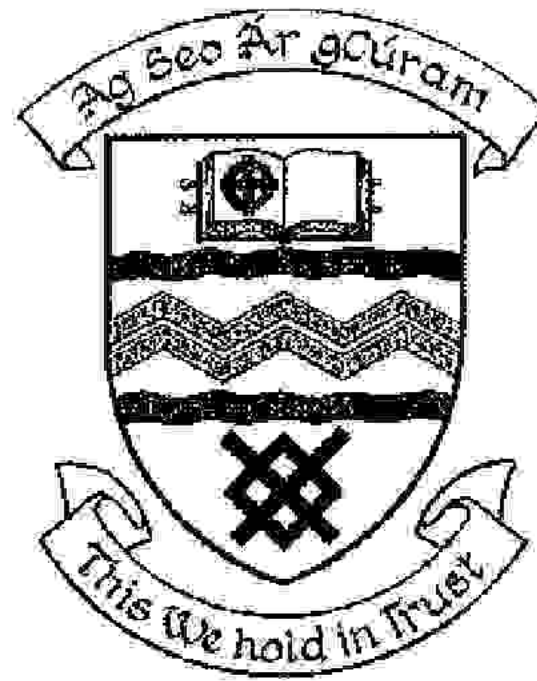
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

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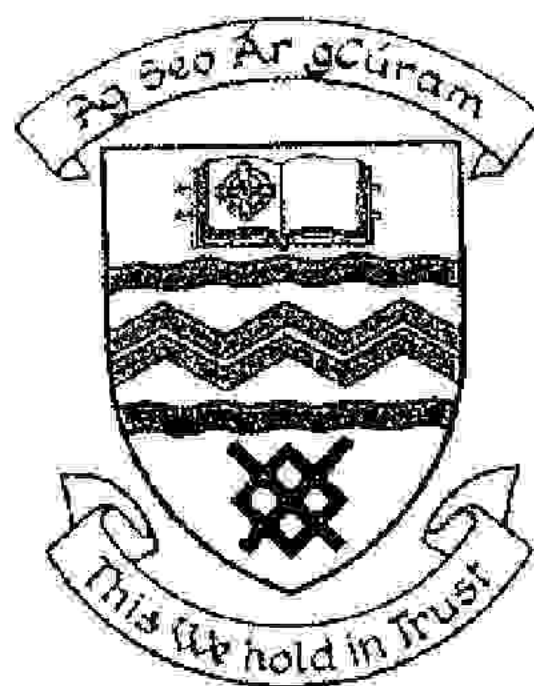
REG. REF. S00A/0418

- 23 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

In the interest of the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1866	Date of Decision 17/08/2000
Register Reference S00A/0418	Date: 19/06/00

Applicant: George & Pat Greene,
Development: 4 bed detached house within curtilage of dwelling
Location: Within curtilage of Esker, Finnstown, Lucan.
App. Type: Permission

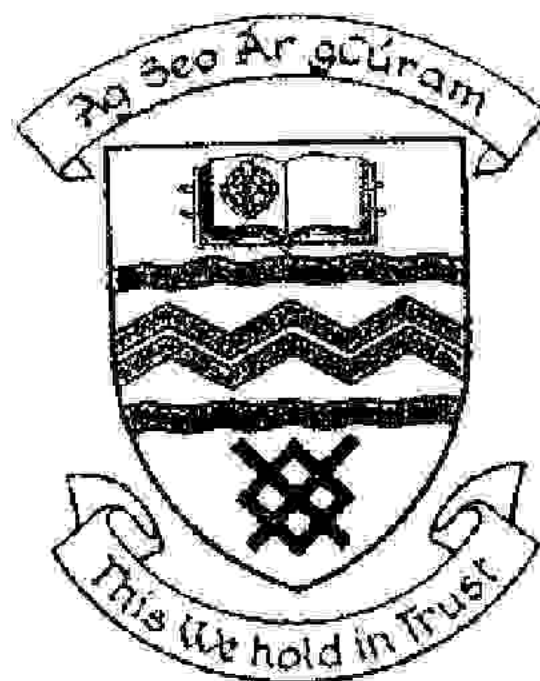
Dear Sir/Madam,

With reference to your planning application, received on 19/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant shall submit revised proposals (including layout plan) which relocate the proposed dwelling at least 8 metres forward of the current proposed building line. The revised layout shall also include existing neighbouring and proposed dwellings. The applicant should note that relocation of the dwelling may necessitate the revision of site boundaries. If this is the case the applicant shall submit 2 no. copies of public notices (newspaper notice and site notice) stating the revisions.
- 2 The applicant shall submit proposals for securing the site on the park boundaries, any proposals to secure the site must allow for the protection and retention of the existing hedgerow.
- 3 These proposals shall include the construction of a 1.8 metre high solid wall on the application side of the existing hedgerow. The applicant shall submit details of the proposed measures to be taken to protect the existing hedgerow and its root structure while this wall is being constructed.

George & Pat Greene,
91 Hillcrest Drive,
Lucan,
County Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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PLANNING
DEPARTMENT

County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
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REG REF. S00A/0418

- 4 The applicant shall submit details for the relocation/
replacement of the existing mature tree. The applicant
should note that any financial cost incurred in relation to
the relocation/replacement of the existing mature tree shall
be at applicant's own expense.
- 5 The applicant shall submit details of all proposed
landscaping and boundary treatments, these shall include
numbers and species to be used.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

17/08/00